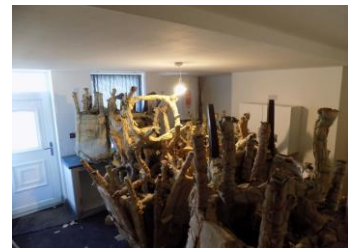




**6, Ashwell Road  
Bradford, BD9 4AU**



FOR SALE BY SHARPES AUCTIONS, ONLINE AUCTION TO BE HELD ON TUESDAY 15TH DECEMBER 2020 AT 12PM. GUIDE PRICE; £110,000. Located nearby to Heaton village, this traditional stone built through terraced house offers family accommodation over four floors. With uPVC double glazing and gas central heating, the property comprises; Reception hall, living room, dining kitchen, lower ground floor diner and storage/occasional room, two first floor bedrooms and bathroom/w.c together with a further two bedrooms to the second floor. Externally, there are flagged yards to both front and rear.

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**VACANT THROUGH TERRACE**

**NEARBY TO HEATON VILAGE**

**ACCOMMODATION OVER 4 FLOORS**

**HALL, LOUNGE, DINING KITCHEN**

**BASEMENT DINER & STORAGE ROOM**

**4 AMPLE BEDROOMS, BATHROOM**

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**Auction Guide Price £110,000**

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### Ground Floor

#### Hall

uPVC entrance door, radiator. Staircase off to first floor level.

#### Living Room 14' 8" x 10' 6" (4.47m x 3.20m)

With upvc double glazed window, radiator

#### Dining Kitchen 14' 2" x 13' 6" (4.31m x 4.11m)

Incorporating fitted base and wall units, two uPVC windows and radiator. Cellar head off with stairway down to;

### Lower Ground Floor

#### Diner 14' 0" x 13' 6" (4.26m x 4.11m)

Having fitted cabinets, wall mounted boiler. Radiator, uPVC outer access door.

#### Storage/Ocasional Room 11' 10" x 11' 0" (3.60m x 3.35m)

### First Floor

#### Landing

Radiator.

#### Bedroom One 14' 0" x 12' 2" (4.26m x 3.71m)

uPVC window, radiator.

#### Bedroom Two 10' 0" x 8' 2" (3.05m x 2.49m)

Radiator.

#### Bathroom/w.c 10' 0" x 5' 6" (3.05m x 1.68m)

Incorporating a three piece suite comprising rectangular bath, pedestal hand wash basin and low level w.c. Tiled walls and floor, radiator and uPVC window.

### Second Floor

#### Bedroom Three 14' 0" max x 9' 10" (4.26m x 2.99m)

Skylight window, radiator.

#### Bedroom Four 12' 8" x 8' 8" plus recess (3.86m x 2.64m)

Skylight window and radiator.

### Exterior

Flagged frontage and rear yard.

### Tenure

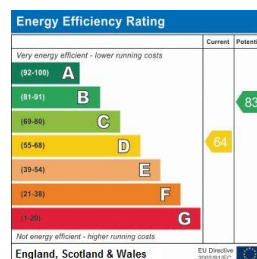
Freehold

### Disbursements

Please see terms & conditions, legal pack and special conditions for any disbursements listed that may become payable by the purchaser on completion.

### Solicitors

Mr Khan Ashwells Law 102A Carlisle Rd Manningham  
Bradford BD8 8BX



**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.